

SOMA STOREFRONTS

1220-1304 Main Street
Little Rock, Arkansas



PRESENTED BY:

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 **Newmark**
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OFFERING SUMMARY



1220 – 1224 S Main

PROPERTY HIGHLIGHTS

Purchase Price:	Call Agent for additional information
1220 – 1224 S Main:	± 8,000 SF
1300 S Main:	± 8,932 SF
1304 S Main:	± 3,793 SF



1300 – 1304 S Main

PROPERTY HIGHLIGHTS

- 3 buildings 100% occupied
- Directly across from only public parking lot in SoMa
- \$15M+ of RE investment in surrounding 3 blocks over the past 2 years
- Recent renovations to all buildings
- Located in the thriving SoMa District

LOCATION OVERVIEW

The SoMa District is an eclectic neighborhood located south of I-630 and downtown Little Rock. Filled with businesses, historic homes, revitalized apartments and new construction, SoMa is a rapidly growing area.

[*Financials available upon execution of a Confidentiality Agreement](#)



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1220 – 1224 S MAIN STREET



PROPERTY OVERVIEW

Lot Size:	± 0.32 Acres
Building Size:	± 8,000 SF
Year Built:	1930
Parking:	6 spaces

TENANTS

- All tenants on 5-year terms with escalations
- 100% occupied
- Southern Blonde Salon
- Atlas Bar
- REVIN Reinvented Furniture
- Dos Rocas Restaurant
- NNN Leases

PROPERTY HIGHLIGHTS

- Center of activity in fastest-growing neighborhood
- Easy access to I-630 and downtown Little Rock
- Many new business and new housing opportunities
- \$300,000+ of recent renovations to the property



1300 – 1304 S MAIN STREET



PROPERTY OVERVIEW

Lot Size:	± 0.32 Acres
Building 1:	± 8,932 SF
Building 2:	± 3,793 SF
Year Built:	1930 & 1937

TENANTS

- M2 Gallery – new 5 year lease
- Oxford America
- South on Main Restaurant
- Restaurant has been in place for 6 years
- Large upside potential for rental increases on 4,000 SF of office space
- Excellent opportunity for owner-user

PROPERTY HIGHLIGHTS

- Center of activity in fastest-growing neighborhood
- Easy access to I-630 and downtown Little Rock
- Many new business and new housing opportunities
- Roof replaced in 2018
- Recent renovations to larger building



AERIAL MAP



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LOCATION PROFILE



The SoMa District is an eclectic neighborhood located south of I-630 and downtown Little Rock. Filled with businesses, historic homes, revitalized apartments and new construction, SoMa is a rapidly growing area.

Conveniently close to Central High School, Mt. Holly Cemetery, Mosaic Templars Cultural Center, The Clinton Presidential Library and more, SoMa is a thriving, walkable, family friendly neighborhood.

Local business include Sweet Home Furnishing & Clement, The Bernice Garden, Moxy Mercantile, The Green Corner Store, ESSE Purse Museum & Store, Boulevard Bake House & Market, Community Bakery, Core Public House, Loblolly Creamery Scoop Shop, Raduno Brick Oven & Barroom, Rock Town Distillery, The Root Café, Argenta Bead Shop, Bark Bar and The Escape Little Rock.





EXCLUSIVELY LISTED BY:

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